

STATEMENT OF INFORMATION

4 MANALLACK STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MANALLACK STREET, GOLDEN

 3  1  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$330,000 to \$340,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$311,750

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



130 PANTON ST, GOLDEN SQUARE, VIC 3555

 3  1  1

Sale Price

\$325,000

Sale Date: 06/09/2017

Distance from Property: 1.1km



4 BAY ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

***\$360,000**

Sale Date: 28/08/2017

Distance from Property: 962m



9 MACDOUGALL RD, GOLDEN SQUARE, VIC

 3  1  2

Sale Price

\$342,000

Sale Date: 13/03/2017

Distance from Property: 284m



This report has been compiled on 17/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price House Unit Suburb
Period Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
130 PANTON ST, GOLDEN SQUARE, VIC 3555	\$325,000	06/09/2017
4 BAY ST, GOLDEN SQUARE, VIC 3555	*\$360,000	28/08/2017
9 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	\$342,000	13/03/2017